

The Wethersfield Historic District Commission held a Public Hearing on February 22, 2011 at the Wethersfield Town Hall, Town Manager's Conference Room – First Floor, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present: Robert Garrey, Chairperson
John Maycock, Vice Chairperson
Gary McLeod, Clerk
Michael Rell
Mark Raymond, Alternate

Members Absent: Bette Botticello
Susan Gillanders, Alternate
Lisa Wurzer, Alternate

Also Present: Kristin Stearley, Historic District Coordinator
Linda Messina, Recording Secretary

Commissioner Garrey called the meeting to order at 7:38 PM, and read the opening comments. Commissioner McLeod, Clerk, read the Legal Notice as it appeared in the *Hartford Courant* on February 11, 2011.

APPLICATION NO. 3906-11. James Ohanian seeking to construct an 11½' x 9' greenhouse at 327 Middletown Avenue.

James Ohanian, 327 Middletown Avenue, appeared before the Commission. The greenhouse will be set back and to the left of the barn. It is a vintage 1954 greenhouse. It will be on a wood base made of pressure-treated lumber. The door is same as existing. Where there currently are cinder blocks, it will now be 8" flat siding.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 3907-11. Cactus Design LLC seeking to construct a 9' x 20' two story addition to the rear of the house at 231 Broad Street.

Gary Vivian of Cactus Design, LLC, 43 Old Pewter Lane, appeared before the Commission. The mudroom at the rear of the house will be removed and the two story addition will be constructed. The addition will be 9' 6" x 19' 3" due to zoning requirements. There is a 6" setback on both sides of the house to keep the existing corners of the house. There will be limited views from Broad Street. The existing architecture of the house will be matched. The windows proposed are 2 over 2 double-hung Marvin wood aluminum clad windows to match the existing windows. The two windows on the south elevation will be awning windows. The roofing will match the existing. The siding will match the existing. The new foundation will match the existing. The new gutters/downspouts will match the existing. There is one 10" column on the stoop. The wood stairs will be basic 2 x 2 all wood balustrade with wood risers. If a railing is required, it will match existing.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

Upon motion by Commissioner Maycock seconded by Commissioner McLeod, and a poll of the Commission, it was voted to close the public hearing on all applications and open the public meeting.

Aye: Garrey, Maycock, McLeod, Rell, Raymond

APPLICATION NO. 3906-11. James Ohanian seeking to construct an 11½' x 9' greenhouse at 327 Middletown Avenue.

Upon motion by Commissioner Maycock, seconded by Commissioner Rell and a poll of the Commission, it was voted to APPROVE the application with the following stipulation:

1. The foundation shall be a pressure treated timber design.

Discussion

Commissioner Maycock stated that he likes that the applicant is using wood.

Commissioner Garrey stated that this is a nice agricultural building in a nice open space.

Aye: Garrey, Maycock, McLeod, Rell, Raymond

APPLICATION NO. 3907-11. Cactus Design LLC seeking to construct a 9' x 20' two story addition to the rear of the house at 231 Broad Street.

Upon motion by Commissioner Maycock, seconded by Commissioner Rell and a poll of the Commission, it was voted to APPROVE the application as submitted.

Discussion

Commissioner Garrey stated that this is a great bungalow. It's a tight spot, but this is very well designed.

Commissioner Maycock stated that there are nice details on the application.

Aye: Garrey, Maycock, McLeod, Rell, Raymond

MINUTES OF JANUARY 25, 2011

Upon motion by Commissioner Maycock, seconded by Commissioner McLeod and a poll of the Commission, it was voted to APPROVE the minutes of the January 25, 2011 meeting as submitted.

Aye: Garrey, Maycock, McLeod, Rell, Raymond

OTHER BUSINESS

Public comments on general matters of the Historic District

None.

Report of the Historic District Coordinator

1. A barn was lost in the District due to snow at 373 Main Street. The Building Department issued an emergency demolition order. The owners plan on putting another barn in its place.
2. There will be no meeting on March 8, 2011 since there are no new applications.

Correspondence

None.

ADJOURNMENT

Upon motion by Commissioner Maycock, seconded by Commissioner McLeod and a poll of the Commission, it was voted to ADJOURN the meeting at 8:00 PM.

Aye: Garrey, Maycock, McLeod, Rell, Raymond

Respectfully Submitted

TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION

Gary McLeod
Clerk